HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2009

New Home Market

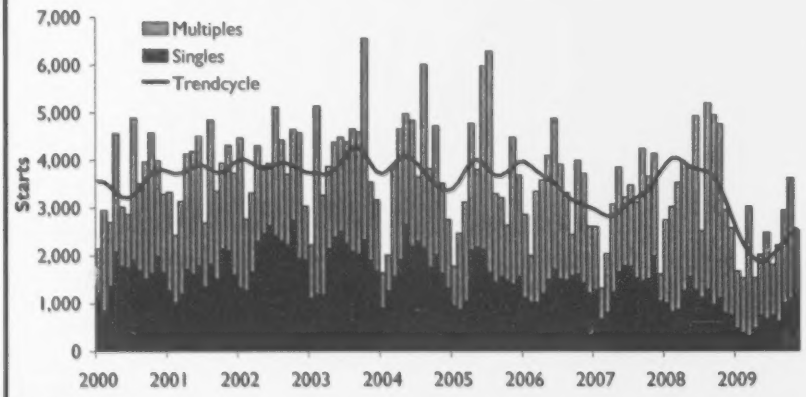
Housing Starts Move Lower in November

Total housing starts in the Greater Toronto Area (GTA) fell to 2,514 units in November, following three straight months of increases. Starts so far this year are down by 40 percent compared to the same period last year, but have shown improvement in the second half. Last month, single, semi and row starts each rose to their highest level this year. As a result of the increased demand for low-rise housing, construction in areas such as Vaughan and Brampton has improved the most.

The decline in November came as a result of fewer apartment starts,

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

Table of Contents

1 **New Home Market**
Housing Starts Move Lower in November

3 **Maps**

10 **Tables**

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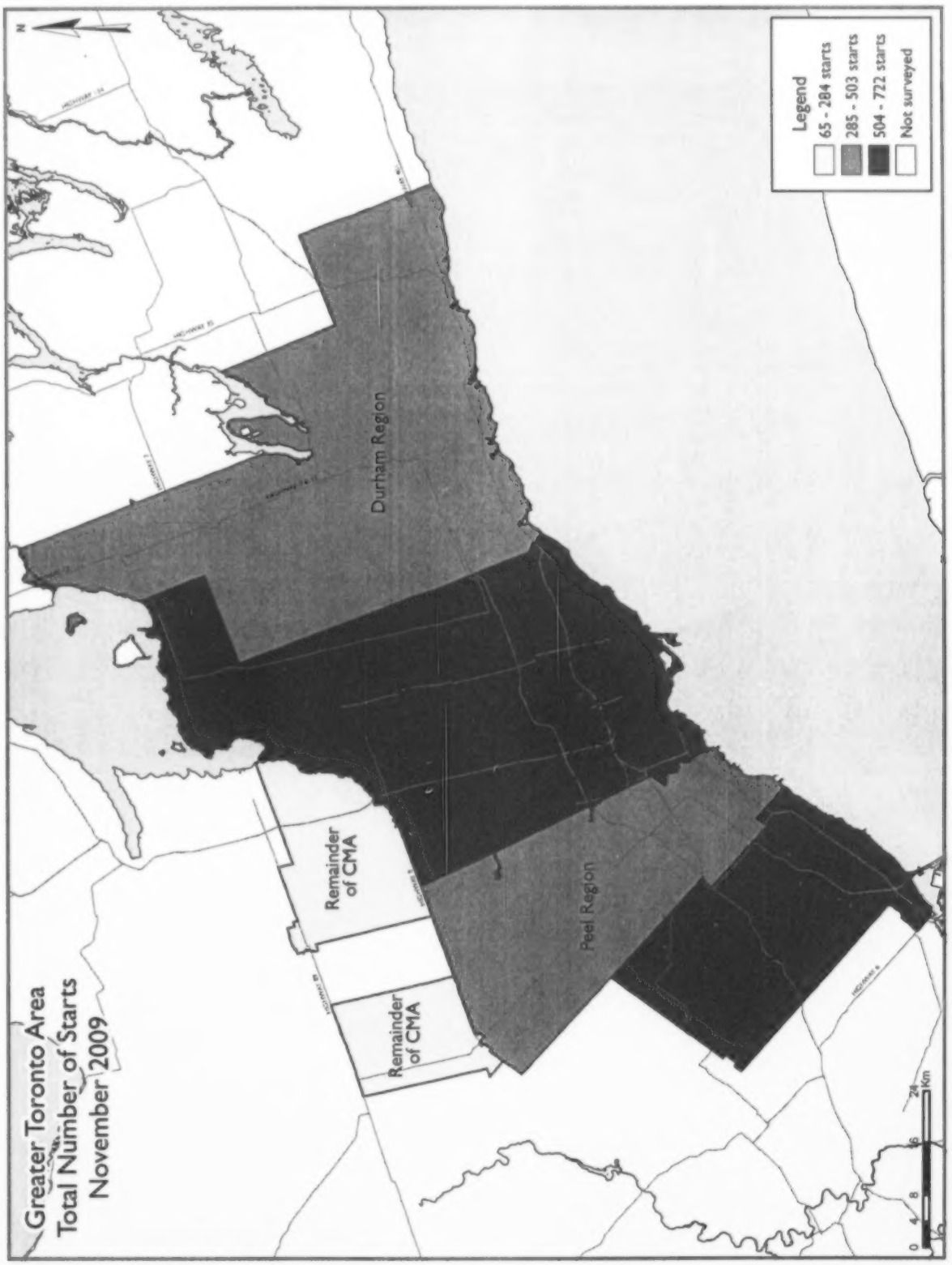
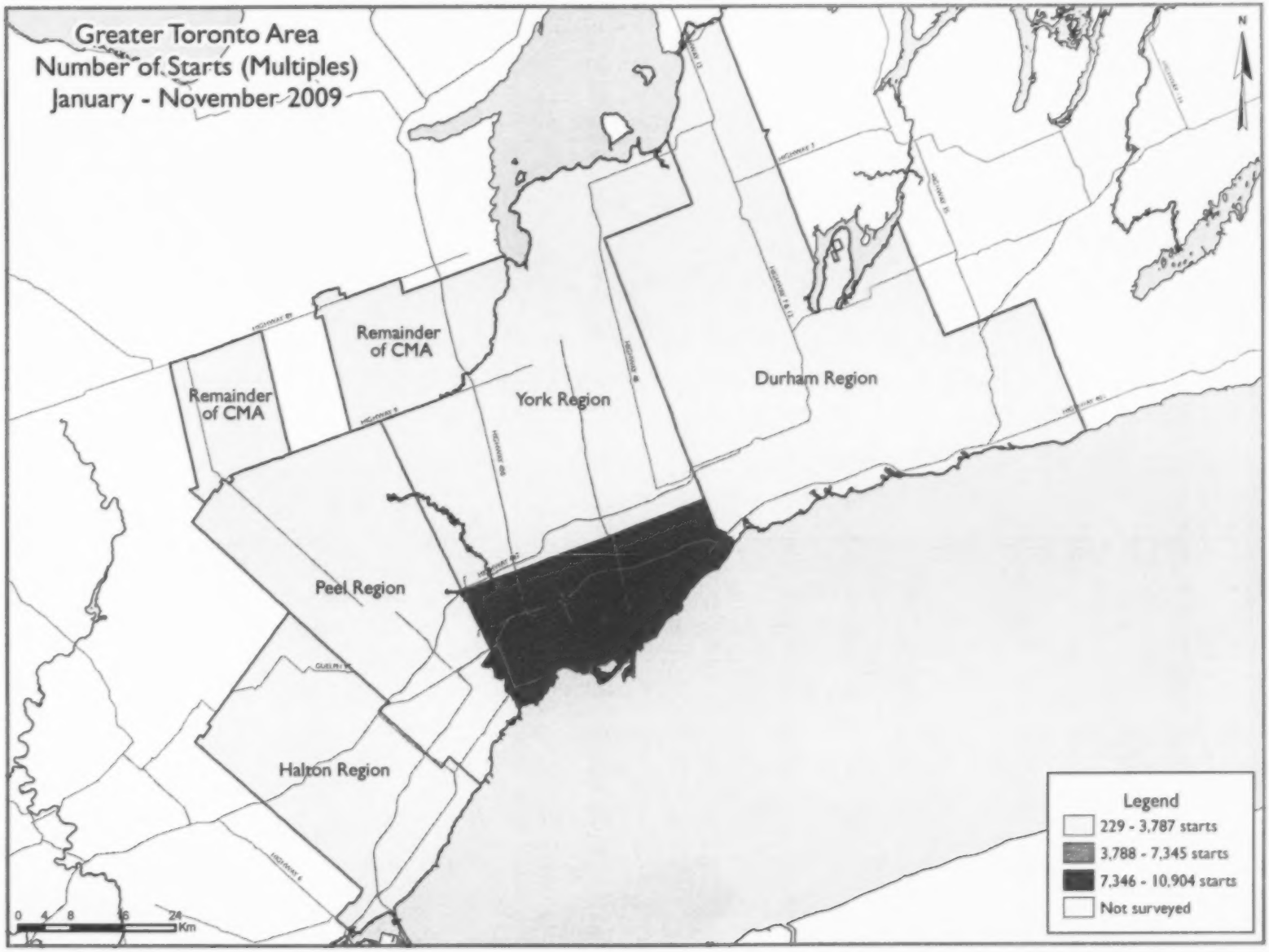
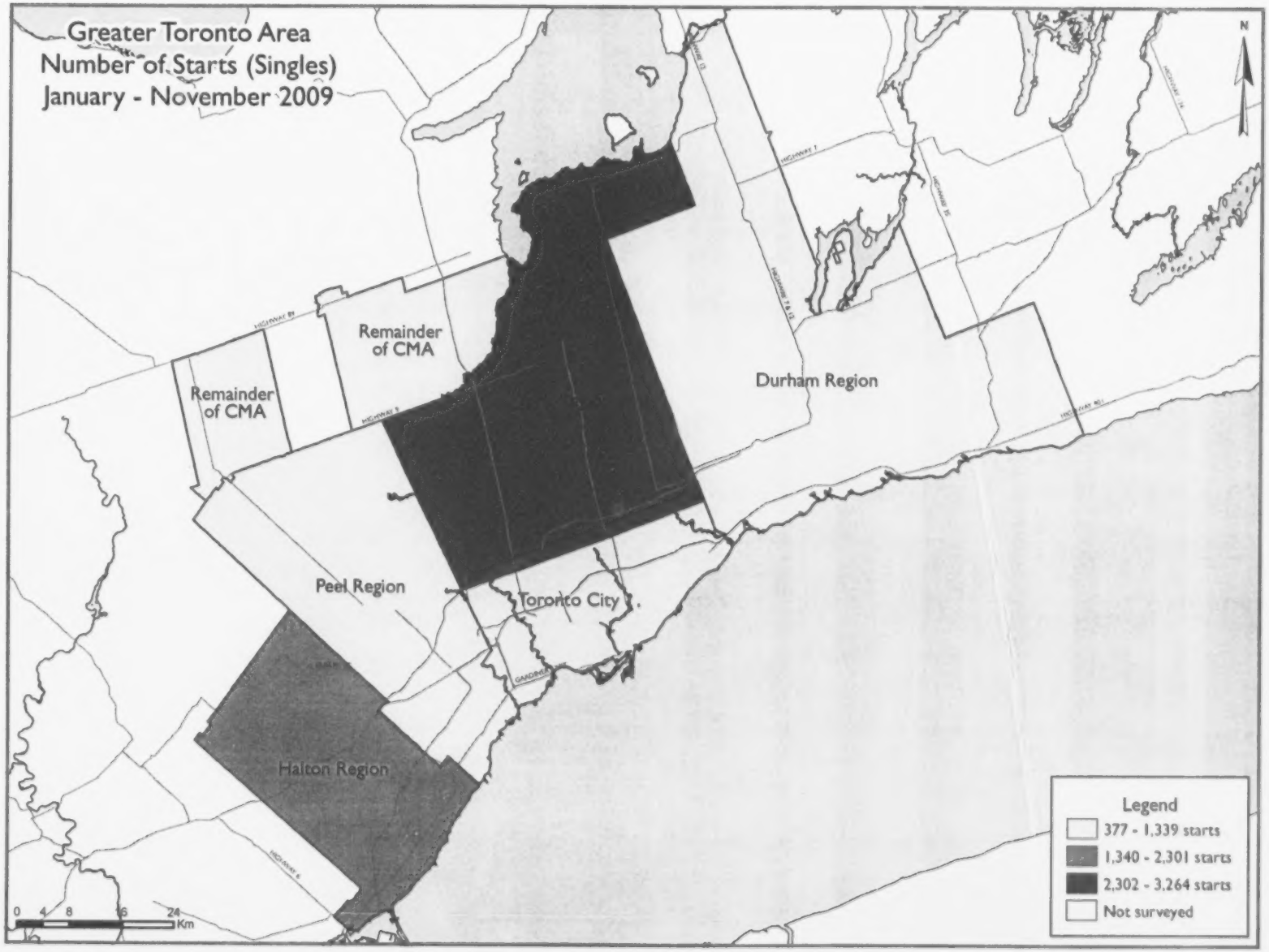
which tend to show volatility from month-to-month. Nonetheless, the trend has been moving higher since May and a rebound in new home sales this year point towards higher starts as we move into 2010.

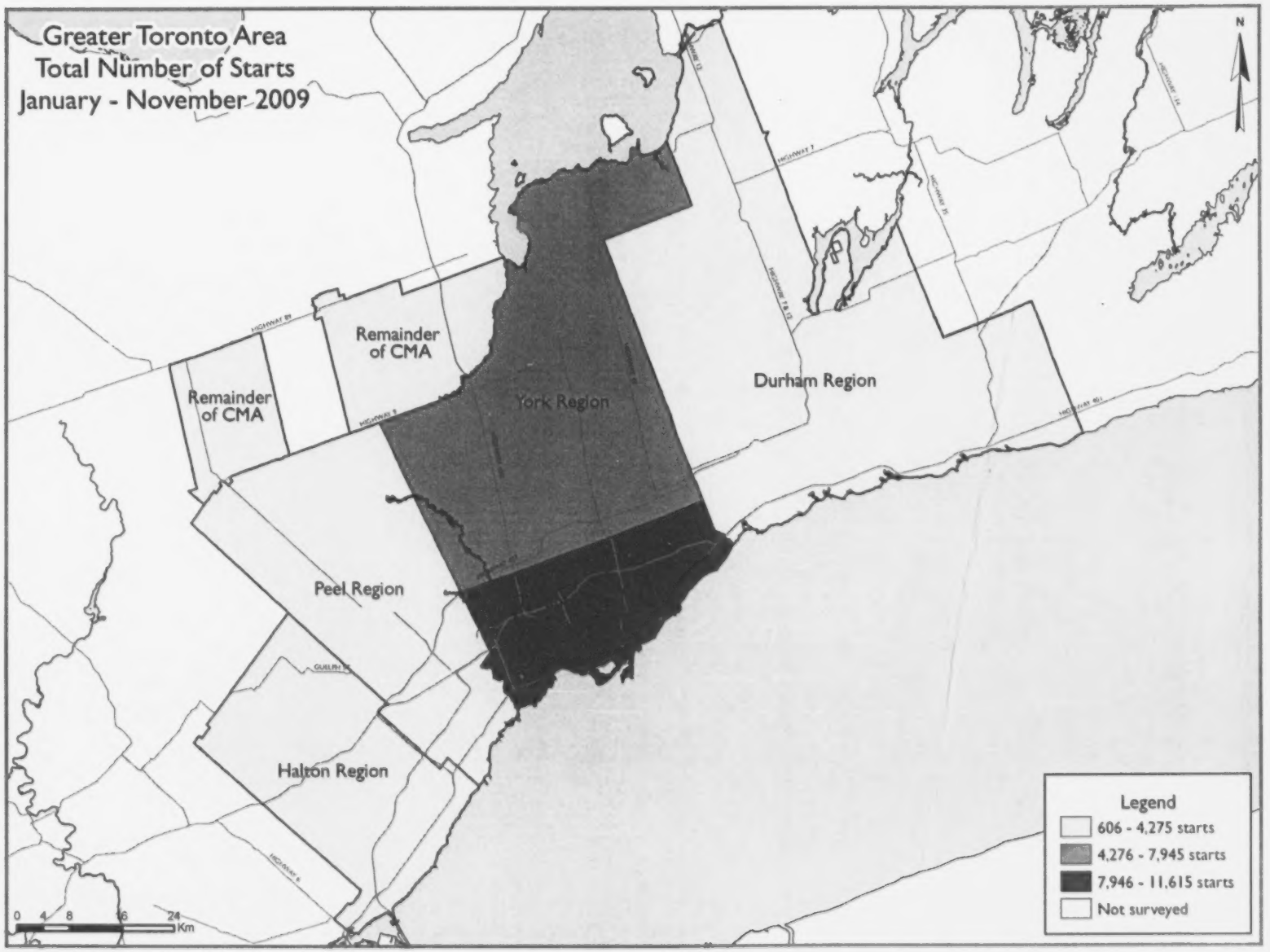
Greater Toronto Area
Number of Starts (Multiples)
November 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
34 - 192 starts
193 - 350 starts
351 - 509 starts
Not surveyed
0 4 8 16 24 Km

Greater Toronto Area
Number of Starts (Singles)
November 2009
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
Legend
31 - 190 starts
191 - 349 starts
350 - 509 starts
Not surveyed
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
November 2009
Legend
65 - 284 starts
285 - 503 starts
504 - 722 starts
Not surveyed
Durham Region
Peel Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - November 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24 Km
Legend
229 - 3,787 starts
3,788 - 7,345 starts
7,346 - 10,904 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - November 2009
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
377 - 1,339 starts
1,340 - 2,301 starts
2,302 - 3,264 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
January - November 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
606 - 4,275 starts
4,276 - 7,945 starts
7,946 - 11,615 starts
Not surveyed
0 4 8 16 24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type -- Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	1,041	236	450	3	24	553	0	60	2,367
November 2008	721	290	161	4	161	1,525	0	0	2,862
% Change	44.4	-18.6	179.5	-25.0	-85.1	-63.7	n/a	n/a	-17.3
Year-to-date 2009	7,016	1,882	2,120	59	559	10,948	0	1,616	24,230
Year-to-date 2008	10,518	2,116	2,482	53	1,809	21,497	20	1,152	39,647
% Change	-33.3	-11.1	-14.6	11.3	-69.1	-49.1	-100.0	40.3	-38.9
UNDER CONSTRUCTION									
November 2009	6,138	1,410	2,201	76	757	36,145	0	2,524	49,281
November 2008	7,739	1,828	2,450	57	1,465	36,079	18	1,560	51,196
% Change	-20.7	-22.9	-10.2	33.3	-48.3	0.2	-100.0	61.8	-3.7
COMPLETIONS									
November 2009	680	204	285	2	49	1,439	0	184	2,843
November 2008	1,126	116	379	2	126	1,739	6	429	3,923
% Change	-39.6	75.9	-24.8	0.0	-61.1	-17.3	-100.0	-57.1	-27.5
Year-to-date 2009	8,125	2,300	2,348	67	1,284	10,810	18	751	25,703
Year-to-date 2008	12,693	1,930	3,331	20	1,090	12,243	6	2,002	33,315
% Change	-36.0	19.2	-29.5	**	17.8	-11.7	200.0	-62.5	-22.8
COMPLETED & NOT ABSORBED									
November 2009	447	43	130	5	25	264	26	99	1,039
November 2008	596	62	73	0	28	263	17	122	1,161
% Change	-25.0	-30.6	78.1	n/a	-10.7	0.4	52.9	-18.9	-10.5
ABSORBED									
November 2009	686	188	275	2	43	1 482	0	0	2,676
November 2008	1,091	111	376	2	120	1 719	2	240	3,661
% Change	-37.1	69.4	-26.9	0.0	-64.2	-13.8	-100.0	-100.0	-26.9
Year-to-date 2009	8,300	2,283	2,302	63	1,269	10,839	8	226	25,290
Year-to-date 2008	12,504	1,927	3,440	20	1,087	12,175	3	1,392	32,548
% Change	-33.6	18.5	-33.1	**	16.7	-11.0	166.7	-83.8	-22.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	152	0	3	0	0	0	0	0	155
November 2008	58	0	0	0	0	0	0	0	58
% Change	162.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	167.2
Year-to-date 2009	736	2	58	0	37	0	3	0	836
Year-to-date 2008	1,433	4	247	0	177	24	0	27	1,912
% Change	-48.6	-50.0	-76.5	n/a	-79.1	-100.0	n/a	-100.0	-56.3
UNDER CONSTRUCTION									
November 2009	671	2	93	0	106	18	3	0	893
November 2008	1,074	2	245	0	170	155	0	3	1,649
% Change	-37.5	0.0	-62.0	n/a	-37.6	-88.4	n/a	-100.0	-45.8
COMPLETIONS									
November 2009	73	0	7	0	9	0	0	0	89
November 2008	116	0	29	0	34	0	0	0	179
% Change	-37.1	n/a	-75.9	n/a	-73.5	n/a	n/a	n/a	-50.3
Year-to-date 2009	1,024	2	173	0	81	137	0	3	1,420
Year-to-date 2008	1,596	8	181	0	194	108	0	6	2,093
% Change	-35.8	-75.0	-4.4	n/a	-58.2	26.9	n/a	-50.0	-32.2
COMPLETED & NOT ABSORBED									
November 2009	6	0	5	0	19	96	0	0	126
November 2008	38	0	27	0	40	143	0	0	248
% Change	-84.2	n/a	-81.5	n/a	-52.5	-32.9	n/a	n/a	-49.2
ABSORBED									
November 2009	73	0	7	0	9	0	0	0	89
November 2008	118	0	23	0	24	0	0	0	165
% Change	-38.1	n/a	-69.6	n/a	-62.5	n/a	n/a	n/a	-46.1
Year-to-date 2009	1,078	2	199	0	104	95	0	3	1,481
Year-to-date 2008	1,596	11	170	0	171	50	0	6	2,004
% Change	-32.5	-81.8	17.1	n/a	-39.2	90.0	n/a	-50.0	-26.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	1,182	270	425	0	24	553	0	60	2,514
November 2008	789	292	161	0	177	1,525	0	0	2,944
% Change	49.8	-7.5	164.0	n/a	-86.4	-63.7	n/a	n/a	-14.6
Year-to-date 2009	7,609	1,924	2,067	0	621	11,038	3	1,950	25,242
Year-to-date 2008	11,953	2,200	2,775	57	2,179	21,887	20	1,175	42,246
% Change	-36.3	-12.5	-25.5	-100.0	-71.5	-49.6	-85.0	66.0	-40.2
UNDER CONSTRUCTION									
November 2009	6,770	1,444	2,191	37	924	36,431	3	2,758	50,588
November 2008	8,957	1,878	2,752	55	1,808	36,699	18	1,563	53,730
% Change	-24.4	-23.1	-20.4	-32.7	-48.9	-0.7	-83.3	76.5	-5.8
COMPLETIONS									
November 2009	732	212	297	0	58	1,439	0	184	2,922
November 2008	1,253	130	408	3	164	1,739	6	429	4,132
% Change	-41.6	63.1	-27.2	-100.0	-64.6	-17.3	-100.0	-57.1	-29.3
Year-to-date 2009	9,171	2,316	2,511	36	1,519	11,185	18	754	27,510
Year-to-date 2008	14,270	2,012	3,605	17	1,405	12,319	6	1,998	35,632
% Change	-35.7	15.1	-30.3	111.8	8.1	-9.2	200.0	-62.3	-22.8
COMPLETED & NOT ABSORBED									
November 2009	454	44	140	5	53	375	26	99	1,196
November 2008	642	76	108	0	69	406	17	122	1,440
% Change	-29.3	-42.1	29.6	n/a	-23.2	-7.6	52.9	-18.9	-16.9
ABSORBED									
November 2009	735	202	282	0	52	1 482	0	0	2,753
November 2008	1,215	117	399	3	148	1 719	2	240	3,843
% Change	-39.5	72.6	-29.3	-100.0	-64.9	-13.8	-100.0	-100.0	-28.4
Year-to-date 2009	9,351	2,314	2,496	32	1,519	11,157	8	229	27,106
Year-to-date 2008	14,026	1,998	3,697	17	1,388	12,217	3	1,428	34,774
% Change	-33.3	15.8	-32.5	88.2	9.4	-8.7	166.7	-84.0	-22.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
November 2009	85	10	89	0	0	350	0	60	594
November 2008	74	14	22	0	0	810	0	0	920
York Region									
November 2009	509	102	111	0	0	0	0	0	722
November 2008	311	24	94	0	103	576	0	0	1,108
Peel Region									
November 2009	104	20	16	0	16	150	0	0	306
November 2008	80	172	17	0	58	0	0	0	327
Halton Region									
November 2009	231	134	80	0	8	53	0	0	506
November 2008	211	50	0	0	16	139	0	0	416
Durham Region									
November 2009	253	4	129	0	0	0	0	0	386
November 2008	113	32	28	0	0	0	0	0	173
Toronto CMA									
November 2009	1,041	236	450	3	24	553	0	60	2,367
November 2008	721	290	161	4	161	1,525	0	0	2,862
Oshawa CMA									
November 2009	152	0	3	0	0	0	0	0	155
November 2008	58	0	0	0	0	0	0	0	58
Greater Toronto Area									
November 2009	1,182	270	425	0	24	553	0	60	2,514
November 2008	789	292	161	0	177	1,525	0	0	2,944

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
November 2009	940	210	569	0	53	28,331	0	1,943	32,075
November 2008	1,197	400	809	0	134	27,718	2	832	31,092
York Region									
November 2009	2,610	524	786	1	80	3,202	0	120	7,324
November 2008	2,910	530	799	2	239	3,566	0	78	8,124
Peel Region									
November 2009	1,198	420	303	35	428	4,260	0	431	7,075
November 2008	2,002	606	274	36	677	4,227	16	650	8,488
Halton Region									
November 2009	895	216	234	0	251	620	0	264	2,480
November 2008	1,303	204	361	6	582	984	0	0	3,440
Durham Region									
November 2009	1,127	74	299	1	112	18	3	0	1,634
November 2008	1,545	138	509	11	176	204	0	3	2,586
Toronto CMA									
November 2009	6,138	1,410	2,201	76	757	36,145	0	2,524	49,281
November 2008	7,739	1,828	2,450	57	1,465	36,079	18	1,560	51,196
Oshawa CMA									
November 2009	671	2	93	0	106	18	3	0	893
November 2008	1,074	2	245	0	170	155	0	3	1,649
Greater Toronto Area									
November 2009	6,770	1,444	2,191	37	924	36,431	3	2,758	50,588
November 2008	8,957	1,878	2,752	55	1,808	36,699	18	1,563	53,730

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
November 2009	63	2	101	0	0	905	0	184	1,255
November 2008	105	12	118	0	0	1,420	2	422	2,079
York Region									
November 2009	245	90	55	0	17	327	0	0	734
November 2008	448	44	74	0	33	21	0	7	627
Peel Region									
November 2009	128	70	15	0	32	207	0	0	452
November 2008	259	32	75	1	14	298	4	0	683
Halton Region									
November 2009	178	36	93	0	0	0	0	0	307
November 2008	259	38	50	2	60	0	0	0	409
Durham Region									
November 2009	118	14	33	0	9	0	0	0	174
November 2008	182	4	91	0	57	0	0	0	334
Toronto CMA									
November 2009	680	204	285	2	49	1,439	0	184	2,843
November 2008	1,126	116	379	2	126	1,739	6	429	3,923
Oshawa CMA									
November 2009	73	0	7	0	9	0	0	0	89
November 2008	116	0	29	0	34	0	0	0	179
Greater Toronto Area									
November 2009	732	212	297	0	58	1,439	0	184	2,922
November 2008	1,253	130	408	3	164	1,739	6	429	4,132

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
November 2009	76	4	87	0	4	100	11	72	354
November 2008	119	27	38	0	2	193	13	7	399
York Region									
November 2009	9	0	12	0	12	131	0	0	164
November 2008	8	1	16	0	11	70	0	0	106
Peel Region									
November 2009	321	39	3	5	7	25	15	27	442
November 2008	386	29	3	0	3	0	4	115	540
Halton Region									
November 2009	32	1	22	0	11	23	0	0	89
November 2008	76	19	10	0	6	0	0	0	111
Durham Region									
November 2009	16	0	16	0	19	96	0	0	147
November 2008	53	0	41	0	47	143	0	0	284
Toronto CMA									
November 2009	447	43	130	5	25	264	26	99	1,039
November 2008	596	62	73	0	28	263	17	122	1,161
Oshawa CMA									
November 2009	6	0	5	0	19	96	0	0	126
November 2008	38	0	27	0	40	143	0	0	248
Greater Toronto Area									
November 2009	454	44	140	5	53	375	26	99	1,196
November 2008	642	76	108	0	69	406	17	122	1,440

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket November 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
November 2009	63	3	98	0	2	963	0	0	1,129
November 2008	104	10	107	0	0	1,396	2	233	1,852
York Region									
November 2009	247	90	55	0	11	319	0	0	722
November 2008	462	48	69	0	33	25	0	7	644
Peel Region									
November 2009	144	53	18	0	30	200	0	0	445
November 2008	239	27	74	1	14	298	0	0	653
Halton Region									
November 2009	170	42	79	0	0	0	0	0	291
November 2008	247	28	50	2	61	0	0	0	388
Durham Region									
November 2009	111	14	32	0	9	0	0	0	166
November 2008	163	4	99	0	40	0	0	0	306
Toronto CMA									
November 2009	686	188	275	2	43	1,482	0	0	2,676
November 2008	1,091	111	376	2	120	1,719	2	240	3,661
Oshawa CMA									
November 2009	73	0	7	0	9	0	0	0	89
November 2008	118	0	23	0	24	0	0	0	165
Greater Toronto Area									
November 2009	735	202	282	0	52	1,482	0	0	2,753
November 2008	1,215	117	399	3	148	1,719	2	240	3,843

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Toronto City	85	74	10	14	15	22	484	810	594	920	-35.4
Toronto	20	9	4	2	5	12	149	500	178	523	-66.0
East York	7	0	0	2	0	0	0	0	7	2	**
Etobicoke	11	17	0	2	0	0	261	0	272	19	**
North York	20	27	0	2	0	0	74	310	94	339	-72.3
Scarborough	25	17	2	2	10	10	0	0	37	29	27.6
York	2	4	4	4	0	0	0	0	6	8	-25.0
York Region	509	311	102	24	111	197	0	576	722	1,108	-34.8
Aurora	17	30	40	0	0	0	0	0	57	30	90.0
East Gwillimbury	18	3	16	10	0	0	0	0	34	13	161.5
Georgina Township	18	5	0	0	6	0	0	0	24	5	**
King Township	19	3	0	0	0	0	0	0	19	3	**
Markham	57	38	0	0	21	17	0	0	78	55	41.8
Newmarket	43	41	10	0	0	13	0	0	53	54	-1.9
Richmond Hill	57	35	0	0	0	26	0	106	57	167	-65.9
Vaughan	239	125	30	12	42	60	0	470	311	667	-53.4
Whitchurch-Stouffville	41	31	6	2	42	81	0	0	89	114	-21.9
Peel Region	104	80	20	174	32	73	150	0	306	327	-6.4
Brampton	69	70	2	0	28	57	150	0	249	127	96.1
Caledon	28	5	18	4	0	3	0	0	46	12	**
Mississauga	7	5	0	170	4	13	0	0	11	188	-94.1
Halton Region	231	211	134	50	88	16	53	139	506	416	21.6
Burlington	6	16	40	2	0	16	0	0	46	34	35.3
Halton Hills	13	1	0	0	24	0	53	0	90	1	**
Milton	181	166	94	48	59	0	0	0	334	214	56.1
Oakville	31	28	0	0	5	0	0	139	36	167	-78.4
Durham Region	253	113	4	32	129	28	0	0	386	173	123.1
Ajax	84	40	4	32	126	0	0	0	214	72	197.2
Brock	11	10	0	0	0	0	0	0	11	10	10.0
Clarington	32	21	0	0	3	0	0	0	35	21	66.7
Oshawa	57	30	0	0	0	0	0	0	57	30	90.0
Pickering	2	4	0	0	0	28	0	0	2	32	-93.8
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	4	1	0	0	0	0	0	0	4	1	**
Whitby	63	7	0	0	0	0	0	0	63	7	**
Remainder of Toronto CMA	31	20	6	0	28	0	0	0	65	20	**
Bradford West Gwillimbury	22	7	0	0	12	0	0	0	34	7	**
Town of Mono	6	1	0	0	0	0	0	0	6	1	**
New Tecumseth	0	4	0	0	0	0	0	0	0	4	-100.0
Orangeville	3	8	6	0	16	0	0	0	25	8	**
Toronto CMA	1,044	725	236	292	400	320	687	1,525	2,367	2,862	-17.3
Oshawa CMA	152	58	0	0	3	0	0	0	155	58	167.2
Greater Toronto Area (GTA)	1,182	789	270	294	375	336	687	1,525	2,514	2,944	-14.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	711	902	204	340	409	695	10,291	16,590	11,615	18,527	-37.3
Toronto	98	144	14	58	210	124	3,751	13,710	4,073	14,036	-71.0
East York	38	47	2	2	0	20	0	198	40	267	-85.0
Etobicoke	89	165	8	10	0	86	1,174	127	1,271	388	**
North York	258	394	94	46	60	60	3,736	2,005	4,148	2,505	65.6
Scarborough	216	127	74	214	139	359	1,626	550	2,055	1,250	64.4
York	11	25	12	10	0	28	4	0	27	63	-57.1
York Region	3,264	4,501	636	690	763	1,021	854	2,427	5,517	8,639	-36.1
Aurora	207	303	100	0	0	17	153	0	460	320	43.8
East Gwillimbury	30	35	22	64	37	48	0	0	89	147	-39.5
Georgina Township	61	116	0	0	25	0	0	0	86	116	-25.9
King Township	41	20	12	0	0	0	0	0	53	20	165.0
Markham	453	1,488	112	354	238	246	138	890	941	2,978	-68.4
Newmarket	344	332	22	20	98	59	0	0	464	411	12.9
Richmond Hill	359	255	72	14	110	55	0	679	541	1,003	-46.1
Vaughan	1,364	1,487	256	150	149	271	563	858	2,332	2,766	-15.7
Whitchurch-Stouffville	405	465	40	88	106	325	0	0	551	878	-37.2
Peel Region	907	1,911	660	592	532	1,190	1,443	3,188	3,542	6,881	-48.5
Brampton	670	1,272	124	380	170	355	180	1,475	1,144	3,482	-67.1
Caledon	57	67	20	12	0	3	1	72	78	154	-49.4
Mississauga	180	572	516	200	362	832	1,262	1,641	2,320	3,245	-28.5
Halton Region	1,489	2,698	352	480	588	1,285	407	769	2,836	5,232	-45.8
Burlington	122	503	94	100	51	241	354	374	621	1,218	-49.0
Halton Hills	54	80	0	0	56	0	53	0	163	80	103.8
Milton	1,063	1,399	258	354	296	846	0	127	1,617	2,726	-40.7
Oakville	250	716	0	26	185	198	0	268	435	1,208	-64.0
Durham Region	1,239	1,998	76	112	317	757	100	100	1,732	2,967	-41.6
Ajax	389	361	74	108	194	130	0	0	657	599	9.7
Brock	42	23	0	0	8	0	0	0	50	23	117.4
Clarington	267	457	0	2	7	25	0	24	274	508	-46.1
Oshawa	236	482	2	2	59	149	0	27	297	660	-55.0
Pickering	39	66	0	0	6	193	0	0	45	259	-82.6
Scugog	11	27	0	0	0	0	100	49	111	76	46.1
Uxbridge	22	88	0	0	11	10	0	0	33	98	-66.3
Whitby	233	494	0	0	32	250	0	0	265	744	-64.4
Remainder of Toronto CMA	377	547	60	16	139	6	30	61	606	630	-3.8
Bradford West Gwillimbury	186	285	26	6	91	0	0	0	303	291	4.1
Town of Mono	60	35	0	0	0	0	0	0	60	35	71.4
New Tecumseth	113	166	10	10	11	6	0	4	134	186	-28.0
Orangeville	18	61	24	0	37	0	30	57	109	118	-7.6
Toronto CMA	7,076	10,571	1,892	2,126	2,591	4,289	12,671	22,661	24,230	39,647	-38.9
Oshawa CMA	736	1,433	2	4	98	424	0	51	836	1,912	-56.3
Greater Toronto Area (GTA)	7,610	12,010	1,928	2,214	2,609	4,948	13,095	23,074	25,242	42,246	-40.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Toronto City	15	22	0	0	424	810	60	0
Toronto	5	12	0	0	89	500	60	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	261	0	0	0
North York	0	0	0	0	74	310	0	0
Scarborough	10	10	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	111	197	0	0	0	576	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	21	17	0	0	0	0	0	0
Newmarket	0	13	0	0	0	0	0	0
Richmond Hill	0	26	0	0	0	106	0	0
Vaughan	42	60	0	0	0	470	0	0
Whitchurch-Stouffville	42	81	0	0	0	0	0	0
Peel Region	32	73	0	0	150	0	0	0
Brampton	28	57	0	0	150	0	0	0
Caledon	0	3	0	0	0	0	0	0
Mississauga	4	13	0	0	0	0	0	0
Halton Region	88	16	0	0	53	139	0	0
Burlington	0	16	0	0	0	0	0	0
Halton Hills	24	0	0	0	53	0	0	0
Milton	59	0	0	0	0	0	0	0
Oakville	5	0	0	0	0	139	0	0
Durham Region	129	28	0	0	0	0	0	0
Ajax	126	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	3	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	28	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	28	0	0	0	0	0	0	0
Bradford West Gwillimbury	12	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	16	0	0	0	0	0	0	0
Toronto CMA	400	320	0	0	627	1,525	60	0
Oshawa CMA	3	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	375	336	0	0	627	1,525	60	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	409	695	0	0	8,845	15,914	1,417	676
Toronto	210	124	0	0	2,737	13,034	985	676
East York	0	20	0	0	0	198	0	0
Etobicoke	0	86	0	0	1,174	127	0	0
North York	60	60	0	0	3,304	2,005	432	0
Scarborough	139	359	0	0	1,626	550	0	0
York	0	28	0	0	4	0	0	0
York Region	763	1,021	0	0	716	2,377	138	50
Aurora	0	17	0	0	153	0	0	0
East Gwillimbury	37	48	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	238	246	0	0	0	840	138	50
Newmarket	98	59	0	0	0	0	0	0
Richmond Hill	110	55	0	0	0	679	0	0
Vaughan	149	271	0	0	563	858	0	0
Whitchurch-Stouffville	106	325	0	0	0	0	0	0
Peel Region	532	1,170	0	20	1,412	2,766	31	422
Brampton	170	335	0	20	150	1,053	30	422
Caledon	0	3	0	0	0	72	1	0
Mississauga	362	832	0	0	1,262	1,641	0	0
Halton Region	588	1,285	0	0	143	769	264	0
Burlington	51	241	0	0	90	374	264	0
Halton Hills	56	0	0	0	53	0	0	0
Milton	296	846	0	0	0	127	0	0
Oakville	185	198	0	0	0	268	0	0
Durham Region	314	757	3	0	0	73	100	27
Ajax	194	130	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	7	25	0	0	0	24	0	0
Oshawa	56	149	3	0	0	0	0	27
Pickering	6	193	0	0	0	0	0	0
Scugog	0	0	0	0	0	49	100	0
Uxbridge	11	10	0	0	0	0	0	0
Whitby	32	250	0	0	0	0	0	0
Remainder of Toronto CMA	139	6	0	0	0	57	30	4
Bradford West Gwillimbury	91	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	4
Orangeville	37	0	0	0	0	57	30	0
Toronto CMA	2,591	4,269	0	20	11,026	21,509	1,616	1,152
Oshawa CMA	95	424	3	0	0	24	0	27
Greater Toronto Area (GTA)	2,606	4,928	3	20	11,116	21,899	1,950	1,175

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Toronto City	184	110	350	810	60	0	594	920
Toronto	29	23	89	500	60	0	178	523
East York	7	2	0	0	0	0	7	2
Etobicoke	11	19	261	0	0	0	272	19
North York	94	29	0	310	0	0	94	339
Scarborough	37	29	0	0	0	0	37	29
York	6	8	0	0	0	0	6	8
York Region	722	429	0	679	0	0	722	1,108
Aurora	57	30	0	0	0	0	57	30
East Gwillimbury	34	13	0	0	0	0	34	13
Georgina Township	24	5	0	0	0	0	24	5
King Township	19	3	0	0	0	0	19	3
Markham	78	38	0	17	0	0	78	55
Newmarket	53	54	0	0	0	0	53	54
Richmond Hill	57	35	0	132	0	0	57	167
Vaughan	311	137	0	530	0	0	311	667
Whitchurch-Stouffville	89	114	0	0	0	0	89	114
Peel Region	140	269	166	58	0	0	306	327
Brampton	83	84	166	43	0	0	249	127
Caledon	46	12	0	0	0	0	46	12
Mississauga	11	173	0	15	0	0	11	188
Halton Region	445	261	61	155	0	0	506	416
Burlington	46	18	0	16	0	0	46	34
Halton Hills	37	1	53	0	0	0	90	1
Milton	326	214	8	0	0	0	334	214
Oakville	36	28	0	139	0	0	36	167
Durham Region	386	173	0	0	0	0	386	173
Ajax	214	72	0	0	0	0	214	72
Brock	11	10	0	0	0	0	11	10
Clarington	35	21	0	0	0	0	35	21
Oshawa	57	30	0	0	0	0	57	30
Pickering	2	32	0	0	0	0	2	32
Scugog	0	0	0	0	0	0	0	0
Uxbridge	4	1	0	0	0	0	4	1
Whitby	63	7	0	0	0	0	63	7
Remainder of Toronto CMA	62	16	3	4	0	0	65	20
Bradford West Gwillimbury	34	7	0	0	0	0	34	7
Town of Mono	3	1	3	0	0	0	6	1
New Tecumseth	0	0	0	4	0	0	0	4
Orangeville	25	8	0	0	0	0	25	8
Toronto CMA	1,727	1,172	580	1,690	60	0	2,367	2,862
Oshawa CMA	155	58	0	0	0	0	155	58
Greater Toronto Area (GTA)	1,877	1,242	577	1,702	60	0	2,514	2,944

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	1,386	1,870	8,783	15,981	1,417	676	11,615	18,527
Toronto	326	297	2,733	13,063	985	676	4,073	14,036
East York	40	69	0	198	0	0	40	267
Etobicoke	97	261	1,174	127	0	0	1,271	388
North York	486	500	3,230	2,005	432	0	4,148	2,505
Scarborough	413	662	1,642	588	0	0	2,055	1,250
York	23	63	4	0	0	0	27	63
York Region	4,634	6,021	744	2,568	138	50	5,517	8,639
Aurora	307	319	153	1	0	0	460	320
East Gwillimbury	89	147	0	0	0	0	89	147
Georgina Township	85	116	0	0	0	0	86	116
King Township	53	20	0	0	0	0	53	20
Markham	803	2,060	0	868	138	50	941	2,978
Newmarket	464	411	0	0	0	0	464	411
Richmond Hill	529	298	12	705	0	0	541	1,003
Vaughan	1,765	1,779	567	987	0	0	2,332	2,766
Whitchurch-Stouffville	539	871	12	7	0	0	551	878
Peel Region	1,839	2,874	1,672	3,565	31	442	3,542	6,881
Brampton	932	1,759	182	1,281	30	442	1,144	3,482
Caledon	77	76	0	78	1	0	78	154
Mississauga	830	1,039	1,490	2,206	0	0	2,320	3,245
Halton Region	2,149	3,502	423	1,730	264	0	2,836	5,232
Burlington	232	637	125	581	264	0	621	1,218
Halton Hills	110	80	53	0	0	0	163	80
Milton	1,407	1,936	210	790	0	0	1,617	2,726
Oakville	400	849	35	359	0	0	435	1,208
Durham Region	1,592	2,661	37	279	103	27	1,732	2,967
Ajax	657	599	0	0	0	0	657	599
Brock	50	23	0	0	0	0	50	23
Clarington	274	484	0	24	0	0	274	508
Oshawa	274	583	20	50	3	27	297	660
Pickering	45	241	0	18	0	0	45	259
Scugog	11	27	0	49	100	0	111	76
Uxbridge	33	87	0	11	0	0	33	98
Whitby	248	617	17	127	0	0	265	744
Remainder of Toronto CMA	507	559	69	67	30	4	606	630
Bradford West Gwillimbury	303	291	0	0	0	0	303	291
Town of Mono	32	35	28	0	0	0	60	35
New Tecumseth	93	172	41	10	0	4	134	186
Orangeville	79	61	0	57	30	0	109	118
Toronto CMA	11,018	15,116	11,566	23,359	1,616	1,172	24,230	39,647
Oshawa CMA	796	1,684	37	201	3	27	836	1,912
Greater Toronto Area (GTA)	11,600	16,928	11,659	24,123	1,953	1,195	25,242	42,246

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Toronto City	63	105	2	14	101	118	1,089	1,842	1,255	2,079	-39.6
Toronto	8	23	0	2	17	4	768	356	793	385	106.0
East York	0	2	0	0	0	0	0	0	0	2	-100.0
Etobicoke	14	13	0	4	40	37	0	614	54	668	-91.9
North York	39	53	0	0	0	0	321	639	360	692	-48.0
Scarborough	1	12	0	8	44	77	0	233	45	330	-86.4
York	1	2	2	0	0	0	0	0	3	2	50.0
York Region	245	448	90	44	72	107	327	28	734	627	17.1
Aurora	20	23	10	0	0	0	0	0	30	23	30.4
East Gwillimbury	2	0	2	0	0	0	0	0	4	0	n/a
Georgina Township	12	7	0	0	0	0	0	0	12	7	71.4
King Township	0	1	0	0	0	0	0	0	0	1	-100.0
Markham	14	143	0	20	20	33	0	7	34	203	-83.3
Newmarket	28	19	2	0	16	11	0	21	46	51	-9.8
Richmond Hill	18	29	6	4	0	0	0	0	24	33	-27.3
Vaughan	147	185	70	16	5	63	327	0	549	264	108.0
Whitchurch-Stouffville	4	41	0	4	31	0	0	0	35	45	-22.2
Peel Region	128	260	70	32	47	93	207	298	452	683	-33.8
Brampton	66	161	26	30	0	32	0	0	92	223	-58.7
Caledon	2	8	0	2	0	0	0	0	2	10	-80.0
Mississauga	60	91	44	0	47	61	207	298	358	450	-20.4
Halton Region	178	261	36	38	93	110	0	0	307	409	-24.9
Burlington	4	36	14	18	5	4	0	0	23	58	-60.3
Halton Hills	9	22	0	0	24	6	0	0	33	28	17.9
Milton	130	116	22	18	29	90	0	0	181	224	-19.2
Oakville	35	87	0	2	35	10	0	0	70	99	-29.3
Durham Region	118	182	14	4	42	148	0	0	174	334	-47.9
Ajax	31	39	14	4	18	44	0	0	63	87	-27.6
Brock	3	0	0	0	0	0	0	0	3	0	n/a
Clarington	26	35	0	0	0	21	0	0	26	56	-53.6
Oshawa	19	39	0	0	0	12	0	0	19	51	-62.7
Pickering	6	7	0	0	8	36	0	0	14	43	-67.4
Scugog	1	9	0	0	0	0	0	0	1	9	-88.9
Uxbridge	4	11	0	0	0	5	0	0	4	16	-75.0
Whitby	28	42	0	0	16	30	0	0	44	72	-38.9
Remainder of Toronto CMA	31	33	6	4	0	0	0	0	37	37	0.0
Bradford West Gwillimbury	14	13	0	0	0	0	0	0	14	13	7.7
Town of Mono	6	3	0	0	0	0	0	0	6	3	100.0
New Tecumseth	9	9	0	4	0	0	0	0	9	13	-30.8
Orangeville	2	8	6	0	0	0	0	0	8	8	0.0
Toronto CMA	682	1,128	204	118	334	509	1,623	2,168	2,843	3,923	-27.5
Oshawa CMA	73	116	0	0	16	63	0	0	89	179	-50.3
Greater Toronto Area (GTA)	732	1,256	212	132	355	576	1,623	2,168	2,922	4,132	-29.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	914	919	366	146	853	892	8,514	10,189	10,647	12,146	-12.3
Toronto	115	167	32	74	131	192	5,928	5,832	6,206	6,265	-0.9
East York	33	49	0	2	0	12	0	21	33	84	-60.7
Etobicoke	146	102	10	12	285	45	740	2,165	1,181	2,324	-49.2
North York	421	393	142	2	211	131	1,583	1,446	2,357	1,972	19.5
Scarborough	182	189	178	48	213	472	263	461	836	1,170	-28.5
York	17	19	4	8	13	40	0	264	34	331	-89.7
York Region	3,380	4,803	614	604	918	1,207	1,149	1,579	6,061	8,193	-26.0
Aurora	291	316	44	0	17	46	0	0	352	362	-2.8
East Gwillimbury	44	16	62	0	34	44	0	0	140	60	133.3
Georgina Township	66	174	0	0	6	0	0	0	72	174	-58.6
King Township	13	15	0	0	0	0	0	0	13	15	-13.3
Markham	769	1,337	172	188	310	322	572	880	1,823	2,727	-33.1
Newmarket	362	268	22	22	32	118	0	21	416	429	-3.0
Richmond Hill	202	489	18	26	31	148	221	205	472	868	-45.6
Vaughan	1,227	1,573	248	282	125	445	356	473	1,956	2,773	-29.5
Whitchurch-Stouffville	406	615	48	86	363	84	0	0	817	785	4.1
Peel Region	1,617	3,344	872	768	748	814	1,620	1,999	4,857	6,925	-29.9
Brampton	1,226	2,391	318	542	242	432	151	616	1,937	3,981	-51.3
Caledon	62	58	10	14	3	10	97	0	172	82	109.8
Mississauga	329	895	544	212	503	372	1,372	1,383	2,748	2,862	-4.0
Halton Region	1,794	2,808	358	404	993	1,312	516	436	3,661	4,960	-26.2
Burlington	280	486	64	88	177	227	238	0	759	801	-5.2
Halton Hills	57	151	0	2	38	110	0	0	95	263	-63.9
Milton	1,086	1,266	274	282	598	651	62	160	2,020	2,359	-14.4
Oakville	371	905	20	32	180	324	216	276	787	1,537	-48.8
Durham Region	1,502	2,413	116	128	526	753	140	114	2,284	3,408	-33.0
Ajax	315	519	114	120	88	270	0	0	517	909	-43.1
Brock	41	6	0	0	8	0	0	0	49	6	**
Clarington	395	413	0	2	24	103	6	108	425	626	-32.1
Oshawa	321	664	0	2	64	40	3	6	388	712	-45.5
Pickering	54	91	0	0	155	53	0	0	209	144	45.1
Scugog	16	44	0	0	0	0	0	0	16	44	-63.6
Uxbridge	52	157	0	0	21	55	0	0	73	212	-65.6
Whitby	308	519	2	4	166	232	131	0	607	755	-19.6
Remainder of Toronto CMA	346	558	48	14	43	13	0	42	437	627	-30.3
Bradford West Gwillimbury	181	213	34	0	0	0	0	0	215	213	0.9
Town of Mono	54	59	0	0	0	0	0	0	54	59	-8.5
New Tecumseth	84	215	2	14	43	13	0	42	129	284	-54.6
Orangeville	27	71	12	0	0	0	0	0	39	71	-45.1
Toronto CMA	8,192	12,713	2,308	1,968	3,642	4,389	11,561	14,245	25,703	33,315	-22.8
Oshawa CMA	1,024	1,596	2	8	254	375	140	114	1,420	2,093	-32.2
Greater Toronto Area (GTA)	9,207	14,287	2,326	2,050	4,038	4,978	11,939	14,317	27,510	35,632	-22.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Toronto City	101	118	0	0	905	1,420	184	422
Toronto	17	4	0	0	584	215	184	141
East York	0	0	0	0	0	0	0	0
Etobicoke	40	37	0	0	0	614	0	0
North York	0	0	0	0	321	591	0	48
Scarborough	44	77	0	0	0	0	0	233
York	0	0	0	0	0	0	0	0
York Region	72	107	0	0	327	21	0	7
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	20	33	0	0	0	0	0	7
Newmarket	16	11	0	0	0	21	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	5	63	0	0	327	0	0	0
Whitchurch-Stouffville	31	0	0	0	0	0	0	0
Peel Region	47	89	0	4	207	298	0	0
Brampton	0	28	0	4	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	47	61	0	0	207	298	0	0
Halton Region	93	110	0	0	0	0	0	0
Burlington	5	4	0	0	0	0	0	0
Halton Hills	24	6	0	0	0	0	0	0
Milton	29	90	0	0	0	0	0	0
Oakville	35	10	0	0	0	0	0	0
Durham Region	42	148	0	0	0	0	0	0
Ajax	18	44	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	21	0	0	0	0	0	0
Oshawa	0	12	0	0	0	0	0	0
Pickering	8	36	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	5	0	0	0	0	0	0
Whitby	16	30	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	334	505	0	4	1,439	1,739	184	429
Oshawa CMA	16	63	0	0	0	0	0	0
Greater Toronto Area (GTA)	355	572	0	4	1,439	1,739	184	429

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	853	892	0	0	7,837	8,872	677	1,317
Toronto	131	192	0	0	5,251	5,469	677	363
East York	0	12	0	0	0	0	0	21
Etobicoke	285	45	0	0	740	1,988	0	177
North York	211	131	0	0	1,583	1,187	0	259
Scarborough	213	472	0	0	263	228	0	233
York	13	40	0	0	0	0	0	264
York Region	918	1,207	0	0	1,109	1,520	40	59
Aurora	17	46	0	0	0	0	0	0
East Gwillimbury	34	44	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	310	322	0	0	532	825	40	55
Newmarket	32	118	0	0	0	21	0	0
Richmond Hill	31	148	0	0	221	201	0	4
Vaughan	125	445	0	0	356	473	0	0
Whitchurch-Stouffville	363	84	0	0	0	0	0	0
Peel Region	732	810	16	4	1,592	1,383	28	616
Brampton	226	428	16	4	151	0	0	616
Caledon	3	10	0	0	72	0	25	0
Mississauga	503	372	0	0	1,369	1,383	3	0
Halton Region	993	1,312	0	0	510	436	6	0
Burlington	177	227	0	0	238	0	0	0
Halton Hills	38	110	0	0	0	0	0	0
Milton	598	651	0	0	56	160	6	0
Oakville	180	324	0	0	216	276	0	0
Durham Region	526	753	0	0	137	108	3	6
Ajax	88	270	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	24	103	0	0	6	108	0	0
Oshawa	64	40	0	0	0	0	3	6
Pickering	155	53	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	21	55	0	0	0	0	0	0
Whitby	166	232	0	0	131	0	0	0
Remainder of Toronto CMA	43	13	0	0	0	32	0	10
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	43	13	0	0	0	32	0	10
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	3,626	4,385	16	4	10,810	12,243	751	2,002
Oshawa CMA	254	375	0	0	137	108	3	6
Greater Toronto Area (GTA)	4,022	4,974	16	4	11,185	12,319	754	1,998

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Toronto City	166	235	905	1,420	184	424	1,255	2,079
Toronto	25	29	584	215	184	141	793	385
East York	0	2	0	0	0	0	0	2
Etobicoke	54	52	0	614	0	2	54	668
North York	39	53	321	591	0	48	360	692
Scarborough	45	97	0	0	0	233	45	330
York	3	2	0	0	0	0	3	2
York Region	390	566	344	54	0	7	734	627
Aurora	30	23	0	0	0	0	30	23
East Gwillimbury	4	0	0	0	0	0	4	0
Georgina Township	12	7	0	0	0	0	12	7
King Township	0	1	0	0	0	0	0	1
Markham	34	196	0	0	0	7	34	203
Newmarket	46	19	0	32	0	0	46	51
Richmond Hill	24	33	0	0	0	0	24	33
Vaughan	217	242	332	22	0	0	549	264
Whitchurch-Stouffville	23	45	12	0	0	0	35	45
Peel Region	213	366	239	313	0	4	452	683
Brampton	92	205	0	14	0	4	92	223
Caledon	2	9	0	1	0	0	2	10
Mississauga	119	152	239	298	0	0	358	450
Halton Region	307	347	0	62	0	0	307	409
Burlington	23	52	0	6	0	0	23	58
Halton Hills	33	28	0	0	0	0	33	28
Milton	181	168	0	56	0	0	181	224
Oakville	70	99	0	0	0	0	70	99
Durham Region	165	277	9	57	0	0	174	334
Ajax	63	87	0	0	0	0	63	87
Brock	3	0	0	0	0	0	3	0
Clarington	26	46	0	10	0	0	26	56
Oshawa	19	51	0	0	0	0	19	51
Pickering	14	25	0	18	0	0	14	43
Scugog	1	9	0	0	0	0	1	9
Uxbridge	4	11	0	5	0	0	4	16
Whitby	35	48	9	24	0	0	44	72
Remainder of Toronto CMA	35	36	2	1	0	0	37	37
Bradford West Gwillimbury	14	13	0	0	0	0	14	13
Town of Mono	4	3	2	0	0	0	6	3
New Tecumseth	9	12	0	1	0	0	9	13
Orangeville	8	8	0	0	0	0	8	8
Toronto CMA	1,169	1,621	1,490	1,867	184	435	2,843	3,923
Oshawa CMA	80	145	9	34	0	0	89	179
Greater Toronto Area (GTA)	1,241	1,791	1,497	1,906	184	435	2,922	4,132

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	2,048	1,913	7,920	8,914	679	1,319	10,647	12,146
Toronto	246	413	5,281	5,489	679	363	6,206	6,265
East York	33	63	0	0	0	21	33	84
Etobicoke	441	157	740	1,988	0	179	1,181	2,324
North York	751	504	1,606	1,209	0	259	2,357	1,972
Scarborough	543	709	293	228	0	233	836	1,170
York	34	67	0	0	0	264	34	331
York Region	4,705	6,356	1,316	1,778	40	59	6,061	8,193
Aurora	351	362	1	0	0	0	352	362
East Gwillimbury	140	60	0	0	0	0	140	60
Georgina Township	72	174	0	0	0	0	72	174
King Township	13	15	0	0	0	0	13	15
Markham	1,223	1,805	560	867	40	55	1,823	2,727
Newmarket	416	375	0	54	0	0	416	429
Richmond Hill	229	637	243	227	0	4	472	868
Vaughan	1,515	2,184	441	589	0	0	1,956	2,773
Whitchurch-Stouffville	746	744	71	41	0	0	817	785
Peel Region	2,699	4,721	2,114	1,584	44	620	4,857	6,925
Brampton	1,675	3,270	246	91	16	620	1,937	3,981
Caledon	65	59	82	23	25	0	172	82
Mississauga	959	1,392	1,786	1,470	3	0	2,748	2,862
Halton Region	2,493	3,844	1,162	1,116	6	0	3,661	4,960
Burlington	359	668	400	133	0	0	759	801
Halton Hills	85	263	10	0	0	0	95	263
Milton	1,537	1,673	477	686	6	0	2,020	2,359
Oakville	512	1,240	275	297	0	0	787	1,537
Durham Region	2,053	3,053	228	349	3	6	2,284	3,408
Ajax	517	909	0	0	0	0	517	909
Brock	49	6	0	0	0	0	49	6
Clarington	419	464	6	162	0	0	425	626
Oshawa	379	684	6	22	3	6	388	712
Pickering	209	126	0	18	0	0	209	144
Scugog	16	44	0	0	0	0	16	44
Uxbridge	63	183	10	29	0	0	73	212
Whitby	401	637	206	118	0	0	607	755
Remainder of Toronto CMA	398	570	39	47	0	10	437	627
Bradford West Gwillimbury	215	213	0	0	0	0	215	213
Town of Mono	26	59	28	0	0	0	54	59
New Tecumseth	118	227	11	47	0	10	129	284
Orangeville	39	71	0	0	0	0	39	71
Toronto CMA	12,773	17,954	12,161	13,353	769	2,008	25,703	33,315
Oshawa CMA	1,199	1,785	218	302	3	6	1,420	2,093
Greater Toronto Area (GTA)	13,998	19,887	12,740	13,741	772	2,004	27,510	35,632

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	1,100,000	1,257,734
November 2008	0	0.0	2	1.9	2	1.9	0	0.0	100	96.2	104	950,000	1,064,894
Year-to-date 2009	2	0.2	8	0.8	24	2.5	105	10.9	820	85.5	959	900,000	936,922
Year-to-date 2008	4	0.4	11	1.2	109	11.5	70	7.4	751	79.5	945	886,899	944,772
Toronto													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,100,000	1,245,296
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	997,000	1,403,550
Year-to-date 2009	0	0.0	0	0.0	2	1.6	2	1.6	118	96.7	122	1,100,000	1,313,045
Year-to-date 2008	0	0.0	0	0.0	1	0.6	13	7.6	157	91.8	171	900,000	1,146,684
East York													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	895,000	955,833
Year-to-date 2008	0	0.0	0	0.0	0	0.0	12	26.1	34	73.9	46	650,000	796,672
Etobicoke													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,495,900	1,363,627
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	930,000	1,001,266
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	143	100.0	143	950,000	1,022,139
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	2.0	99	98.0	101	900,000	947,740
North York													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	1,073,500	1,260,284
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	54	100.0	54	984,500	1,104,017
Year-to-date 2009	1	0.2	1	0.2	0	0.0	25	5.4	435	94.2	462	966,000	986,111
Year-to-date 2008	3	0.7	1	0.2	0	0.0	15	3.6	401	95.5	420	959,000	1,111,555
Scarborough													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2008	0	0.0	2	16.7	2	16.7	0	0.0	8	66.7	12	514,535	483,171
Year-to-date 2009	1	0.6	4	2.2	22	12.2	78	43.1	76	42.0	181	490,990	511,195
Year-to-date 2008	1	0.5	10	5.4	108	58.4	27	14.6	39	21.1	185	379,990	435,254
York													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	3	16.7	0	0.0	0	0.0	15	83.3	18	675,000	694,383
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	785,000	771,955

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
November 2009	4	1.6	10	4.0	22	8.9	38	15.4	173	70.0	247	550,990	571,264
November 2008	0	0.0	5	1.1	23	5.0	159	34.4	275	59.5	462	530,990	566,627
Year-to-date 2009	20	0.6	98	2.9	299	8.9	1,106	32.7	1,855	54.9	3,378	516,945	549,428
Year-to-date 2008	30	0.6	206	4.3	450	9.3	1,915	39.7	2,224	46.1	4,825	490,000	518,803
Aurora													
November 2009	0	0.0	0	0.0	2	9.5	8	38.1	11	52.4	21	505,990	529,229
November 2008	0	0.0	0	0.0	1	4.5	7	31.8	14	63.6	22	527,945	523,590
Year-to-date 2009	0	0.0	0	0.0	3	1.0	90	30.8	199	68.2	292	544,900	592,383
Year-to-date 2008	0	0.0	0	0.0	8	2.5	144	45.6	164	51.9	316	508,990	520,687
East Gwillimbury													
November 2009	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	3	6.8	26	59.1	7	15.9	8	18.2	44	391,445	500,985
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Georgina Township													
November 2009	4	33.3	2	16.7	0	0.0	1	8.3	5	41.7	12	412,945	777,637
November 2008	0	0.0	1	14.3	0	0.0	2	28.6	4	57.1	7	--	--
Year-to-date 2009	17	25.8	19	28.8	14	21.2	2	3.0	14	21.2	66	340,900	464,027
Year-to-date 2008	23	13.1	65	37.1	46	26.3	13	7.4	28	16.0	175	349,990	422,250
King Township													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	825,000	872,154
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	820,000	938,889
Markham													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	642,445	656,387
November 2008	0	0.0	0	0.0	4	2.8	55	38.5	84	58.7	143	529,990	566,426
Year-to-date 2009	0	0.0	7	0.9	37	4.8	290	37.8	434	56.5	768	526,945	550,711
Year-to-date 2008	0	0.0	107	8.0	169	12.6	572	42.8	489	36.6	1,337	470,990	484,746
Newmarket													
November 2009	0	0.0	8	28.6	9	32.1	8	28.6	3	10.7	28	362,990	401,773
November 2008	0	0.0	2	10.5	1	5.3	12	63.2	4	21.1	19	470,000	452,882
Year-to-date 2009	0	0.0	67	18.4	154	42.3	101	27.7	42	11.5	364	377,990	408,459
Year-to-date 2008	0	0.0	16	5.9	107	39.5	95	35.1	53	19.6	271	414,990	429,610
Richmond Hill													
November 2009	0	0.0	0	0.0	1	5.6	6	33.3	11	61.1	18	520,490	526,756
November 2008	0	0.0	0	0.0	0	0.0	15	46.9	17	53.1	32	504,490	548,846
Year-to-date 2009	2	1.0	0	0.0	1	0.5	69	34.3	129	64.2	201	527,990	622,761
Year-to-date 2008	0	0.0	0	0.0	6	1.2	239	48.5	248	50.3	493	500,990	566,889
Vaughan													
November 2009	0	0.0	0	0.0	7	4.7	14	9.5	127	85.8	148	578,490	595,107
November 2008	0	0.0	0	0.0	4	2.0	45	22.8	148	75.1	197	571,900	611,787
Year-to-date 2009	0	0.0	0	0.0	35	2.9	243	19.8	948	77.3	1,226	559,990	594,619
Year-to-date 2008	3	0.2	0	0.0	18	1.1	424	26.8	1,139	71.9	1,584	543,945	581,931
Whitchurch-Stouffville													
November 2009	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
November 2008	0	0.0	2	4.9	13	31.7	23	56.1	3	7.3	41	403,000	420,621
Year-to-date 2009	1	0.2	2	0.5	28	6.9	303	75.0	70	17.3	404	458,527	478,175
Year-to-date 2008	2	0.3	14	2.3	95	15.4	425	69.1	79	12.8	615	418,675	444,857

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
November 2009	0	0.0	1	0.7	17	11.8	43	29.9	83	57.6	144	539,400	551,427
November 2008	1	0.4	14	5.8	44	18.3	88	36.7	93	38.8	240	467,445	494,190
Year-to-date 2009	12	0.7	50	2.9	310	18.2	672	39.5	656	38.6	1,700	467,900	514,744
Year-to-date 2008	32	1.0	269	8.6	719	23.0	1,107	35.4	1,002	32.0	3,129	449,900	478,757
Brampton													
November 2009	0	0.0	1	1.2	16	19.8	35	43.2	29	35.8	81	452,900	475,739
November 2008	1	0.7	14	10.1	44	31.7	59	42.4	21	15.1	139	408,900	425,723
Year-to-date 2009	10	0.8	49	3.7	305	23.2	580	44.2	368	28.0	1,312	440,900	460,020
Year-to-date 2008	31	1.4	269	12.4	715	32.9	711	32.8	444	20.5	2,170	405,990	434,185
Caledon													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	2	3.4	1	1.7	1	1.7	7	12.1	47	81.0	58	800,000	899,166
Year-to-date 2008	0	0.0	0	0.0	0	0.0	4	7.3	51	92.7	55	700,000	865,775
Mississauga													
November 2009	0	0.0	0	0.0	1	1.6	8	13.1	52	85.2	61	574,900	624,929
November 2008	0	0.0	0	0.0	0	0.0	29	30.9	65	69.1	94	540,900	583,577
Year-to-date 2009	0	0.0	0	0.0	4	1.2	85	25.8	241	73.0	330	570,900	664,747
Year-to-date 2008	1	0.1	0	0.0	4	0.4	392	43.4	507	56.1	904	510,900	562,203
Halton Region													
November 2009	0	0.0	0	0.0	38	22.4	93	54.7	39	22.9	170	445,990	575,600
November 2008	0	0.0	1	0.4	49	19.7	93	37.3	106	42.6	249	450,900	520,883
Year-to-date 2009	7	0.4	29	1.6	363	19.8	873	47.5	564	30.7	1,836	450,900	580,279
Year-to-date 2008	1	0.0	68	2.4	712	25.6	957	34.4	1,045	37.5	2,783	449,900	532,033
Burlington													
November 2009	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
November 2008	0	0.0	0	0.0	8	20.0	24	60.0	8	20.0	40	424,990	447,927
Year-to-date 2009	0	0.0	4	1.4	26	8.9	171	58.6	91	31.2	292	463,990	603,749
Year-to-date 2008	0	0.0	23	4.8	191	39.7	197	41.0	70	14.6	481	408,990	462,016
Halton Hills													
November 2009	0	0.0	0	0.0	3	33.3	2	22.2	4	44.4	9	--	--
November 2008	0	0.0	0	0.0	3	13.6	12	54.5	7	31.8	22	415,900	515,790
Year-to-date 2009	0	0.0	0	0.0	8	13.6	18	30.5	33	55.9	59	550,000	591,067
Year-to-date 2008	0	0.0	4	2.6	37	24.2	66	43.1	46	30.1	153	415,900	497,263
Milton													
November 2009	0	0.0	0	0.0	34	26.2	84	64.6	12	9.2	130	435,450	468,732
November 2008	0	0.0	1	0.9	38	35.5	56	52.3	12	11.2	107	410,900	433,190
Year-to-date 2009	7	0.6	25	2.3	319	29.3	654	60.0	85	7.8	1,090	420,990	440,026
Year-to-date 2008	1	0.1	41	3.3	479	38.1	575	45.7	161	12.8	1,257	410,900	441,785
Oakville													
November 2009	0	0.0	0	0.0	1	3.8	2	7.7	23	88.5	26	630,240	1,140,052
November 2008	0	0.0	0	0.0	0	0.0	1	1.3	79	98.8	80	623,500	676,052
Year-to-date 2009	0	0.0	0	0.0	10	2.5	30	7.6	355	89.9	395	668,900	948,342
Year-to-date 2008	0	0.0	0	0.0	5	0.6	119	13.3	768	86.1	892	600,000	702,931

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
November 2009	27	24.5	20	18.2	15	13.6	20	18.2	28	25.5	110	384,900	406,613
November 2008	46	28.2	26	16.0	35	21.5	34	20.9	22	13.5	163	364,990	384,393
Year-to-date 2009	393	26.1	308	20.5	269	17.9	279	18.5	257	17.1	1,506	361,100	392,407
Year-to-date 2008	598	25.3	452	19.1	364	15.4	461	19.5	486	20.6	2,361	366,990	399,895
Ajax													
November 2009	0	0.0	2	7.1	8	28.6	5	17.9	13	46.4	28	494,900	475,413
November 2008	2	7.4	0	0.0	6	22.2	8	29.6	11	40.7	27	423,300	481,843
Year-to-date 2009	20	6.2	17	5.3	63	19.6	109	33.9	113	35.1	322	477,700	465,542
Year-to-date 2008	8	1.6	19	3.7	58	11.3	164	32.0	263	51.4	512	501,100	506,045
Brock													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2009	13	61.9	4	19.0	1	4.8	2	9.5	1	4.8	21	290,990	312,779
November 2008	18	48.6	5	13.5	7	18.9	6	16.2	1	2.7	37	316,990	324,615
Year-to-date 2009	194	47.4	83	20.3	62	15.2	44	10.8	26	6.4	409	307,990	336,980
Year-to-date 2008	176	42.5	92	22.2	67	16.2	48	11.6	31	7.5	414	319,990	339,550
Oshawa													
November 2009	8	34.8	9	39.1	4	17.4	0	0.0	2	8.7	23	312,190	334,410
November 2008	16	41.0	8	20.5	7	17.9	8	20.5	0	0.0	39	336,990	333,787
Year-to-date 2009	110	31.8	86	24.9	82	23.7	56	16.2	12	3.5	346	338,295	348,418
Year-to-date 2008	241	36.3	180	27.1	116	17.5	119	17.9	7	1.1	663	329,990	336,707
Pickering													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
November 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	8.9	51	91.1	56	654,945	659,714
Year-to-date 2008	0	0.0	0	0.0	1	1.1	7	7.4	86	91.5	94	619,900	619,644
Scugog													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
November 2008	1	9.1	1	9.1	2	18.2	4	36.4	3	27.3	11	467,700	489,020
Year-to-date 2009	6	11.5	3	5.8	9	17.3	14	26.9	20	38.5	52	450,500	462,257
Year-to-date 2008	24	15.1	18	11.3	14	8.8	41	25.8	62	39.0	159	469,900	470,575
Whitby													
November 2009	6	21.4	5	17.9	2	7.1	9	32.1	6	21.4	28	413,900	402,356
November 2008	9	21.4	12	28.6	13	31.0	7	16.7	1	2.4	42	349,990	351,988
Year-to-date 2009	63	19.6	119	37.1	53	16.5	51	15.9	35	10.9	321	342,900	379,131
Year-to-date 2008	149	28.7	143	27.6	108	20.8	82	15.8	37	7.1	519	339,900	362,578

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
November 2009	8	25.8	8	25.8	5	16.1	5	16.1	5	16.1	31	337,990	455,458
November 2008	5	15.2	8	24.2	6	18.2	7	21.2	7	21.2	33	367,990	414,547
Year-to-date 2009	89	25.4	89	25.4	87	24.9	52	14.9	33	9.4	350	349,990	378,239
Year-to-date 2008	188	33.7	117	21.0	96	17.2	52	9.3	105	18.8	558	343,495	380,603
Bradford West Gwillimbury													
November 2009	1	7.1	5	35.7	4	28.6	4	28.6	0	0.0	14	355,495	359,770
November 2008	0	0.0	6	46.2	4	30.8	3	23.1	0	0.0	13	359,990	367,131
Year-to-date 2009	17	9.4	65	36.1	67	37.2	26	14.4	5	2.8	180	353,900	367,654
Year-to-date 2008	15	7.0	72	33.8	85	39.9	34	16.0	7	3.3	213	350,000	371,864
Town of Mono													
November 2009	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	--	--
November 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	6	10.9	12	21.8	16	29.1	21	38.2	55	444,900	536,916
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	3.3	59	96.7	61	569,900	599,425
New Tecumseth													
November 2009	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	--	--
November 2008	5	55.6	0	0.0	0	0.0	4	44.4	0	0.0	9	--	--
Year-to-date 2009	70	80.5	10	11.5	1	1.1	3	3.4	3	3.4	87	279,900	291,101
Year-to-date 2008	165	77.8	29	13.7	3	1.4	7	3.3	8	3.8	212	284,700	306,652
Orangeville													
November 2009	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
November 2008	0	0.0	2	25.0	2	25.0	0	0.0	4	50.0	8	--	--
Year-to-date 2009	2	7.1	8	28.6	7	25.0	7	25.0	4	14.3	28	364,500	405,354
Year-to-date 2008	8	11.1	16	22.2	8	11.1	9	12.5	31	43.1	72	406,900	438,811
Toronto CMA													
November 2009	12	1.7	21	3.1	90	13.1	183	26.6	382	55.5	688	529,990	622,900
November 2008	9	0.8	31	2.8	124	11.3	336	30.7	593	54.3	1,093	519,900	585,035
Year-to-date 2009	156	1.9	290	3.5	1,129	13.5	2,765	33.1	4,021	48.1	8,361	495,900	581,498
Year-to-date 2008	287	2.3	685	5.5	1,968	15.7	4,116	32.9	5,468	43.7	12,524	480,900	539,526
Oshawa CMA													
November 2009	27	37.5	18	25.0	7	9.7	11	15.3	9	12.5	72	331,490	354,524
November 2008	43	36.4	25	21.2	27	22.9	21	17.8	2	1.7	118	334,990	337,389
Year-to-date 2009	367	34.1	288	26.8	197	18.3	151	14.0	73	6.8	1,076	332,990	353,233
Year-to-date 2008	566	35.5	415	26.0	291	18.2	249	15.6	75	4.7	1,596	329,990	345,858
Greater Toronto Area													
November 2009	31	4.2	31	4.2	92	12.5	194	26.4	386	52.6	734	513,900	602,622
November 2008	47	3.9	48	3.9	153	12.6	374	30.7	596	48.9	1,218	497,445	561,159
Year-to-date 2009	434	4.6	493	5.3	1,265	13.5	3,035	32.4	4,152	44.3	9,379	483,990	563,589
Year-to-date 2008	665	4.7	1,006	7.2	2,354	16.8	4,510	32.1	5,508	39.2	14,043	462,700	521,175

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2009

Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	1,257,734	1,064,894	18.1	936,922	944,772	-0.8
Toronto	1,245,296	1,403,550	-11.3	1,313,045	1,146,684	14.5
East York	--	--	n/a	955,833	796,672	20.0
Etobicoke	1,363,627	1,001,266	36.2	1,022,139	947,740	7.9
North York	1,260,284	1,104,017	14.2	986,111	1,111,555	-11.3
Scarborough	--	483,171	n/a	511,195	435,254	17.4
York	--	--	n/a	694,383	771,955	-10.0
York Region	571,264	566,627	0.8	549,428	518,803	5.9
Aurora	529,229	523,590	1.1	592,383	520,687	13.8
East Gwillimbury	--	--	n/a	500,985	532,493	-5.9
Georgina Township	777,637	--	n/a	464,027	422,250	9.9
King Township	--	--	n/a	872,154	938,889	-7.1
Markham	656,387	566,426	15.9	550,711	484,746	13.6
Newmarket	401,773	452,882	-11.3	408,459	429,610	-4.9
Richmond Hill	526,756	548,846	-4.0	622,761	566,889	9.9
Vaughan	595,107	611,787	-2.7	594,619	581,931	2.2
Whitchurch-Stouffville	--	420,621	n/a	478,175	444,857	7.5
Peel Region	551,427	494,190	11.6	514,744	478,757	7.5
Brampton	475,739	425,723	11.7	460,020	434,185	6.0
Caledon	--	--	n/a	899,166	865,775	3.9
Mississauga	624,929	583,577	7.1	664,747	562,203	18.2
Halton Region	575,600	520,883	10.5	580,279	532,033	9.1
Burlington	--	447,927	n/a	603,749	462,016	30.7
Halton Hills	--	515,790	n/a	591,067	497,263	18.9
Milton	468,732	433,190	8.2	440,026	441,785	-0.4
Oakville	1,140,052	676,052	68.6	948,342	702,931	34.9
Durham Region	406,613	384,393	5.8	392,407	399,895	-1.9
Ajax	475,413	481,843	-1.3	465,542	506,045	-8.0
Brock	--	--	n/a	--	--	n/a
Clarington	312,779	324,615	-3.6	336,980	339,550	-0.8
Oshawa	334,410	333,787	0.2	348,418	336,707	3.5
Pickering	--	--	n/a	659,714	619,644	6.5
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	489,020	n/a	462,257	470,575	-1.8
Whitby	402,356	351,988	14.3	379,131	362,578	4.6
Remainder of Toronto CMA	455,458	414,547	9.9	378,239	380,603	-0.6
Bradford West Gwillimbury	359,770	367,131	-2.0	367,654	371,864	-1.1
Town of Mono	--	--	n/a	536,916	599,425	-10.4
New Tecumseth	--	--	n/a	291,101	306,652	-5.1
Orangeville	--	--	n/a	405,354	438,811	-7.6
Toronto CMA	622,900	585,035	6.5	581,498	539,526	7.8
Oshawa CMA	354,524	337,389	5.1	353,233	345,858	2.1
Greater Toronto Area (GTA)	602,622	561,159	7.4	563,589	521,175	8.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto November 2009										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,314	10,360	11,878	36.3	343,632	-8.2	362,625
	February	4,116	-31.6	5,009	10,360	11,964	41.9	361,361	-5.4	361,603
	March	6,171	-6.9	5,841	13,357	11,877	49.2	362,050	-4.8	365,490
	April	8,107	-7.5	6,556	12,995	10,744	61.0	385,641	-3.3	376,763
	May	9,589	1.9	7,239	13,686	11,038	65.6	395,609	-0.6	383,605
	June	10,951	27.4	8,129	13,357	11,528	70.5	403,918	2.0	386,666
	July	9,967	27.6	8,048	12,174	11,665	69.0	395,414	6.5	401,877
	August	8,042	27.3	8,181	10,646	11,636	70.3	387,899	6.3	400,304
	September	8,196	27.9	8,441	12,185	10,828	78.0	406,877	10.3	408,118
	October	8,453	64.2	8,923	11,532	11,314	78.9	423,507	20.0	412,603
	November	7,452	104.7	9,271	9,938	12,499	74.2	418,502	13.5	418,678
	December									
	Q3 2008	20,533	-13.9		43,138			368,632	0.0	
	Q3 2009	26,205	27.6		35,005			396,693	7.6	
	YTD 2008	73,812	-18.5		157,954			380,594	1.2	
	YTD 2009	83,714	13.4		130,590			395,109	3.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
November 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	554	-4.6	843	1,558	1,504	56.0	243,652	-8.2	251,253
	February	770	-2.7	841	1,450	1,481	56.8	271,408	3.2	272,354
	March	824	-15.0	735	1,693	1,536	47.9	275,656	4.0	275,243
	April	989	-8.7	794	2,111	1,674	47.4	275,751	18.7	274,542
	May	1,051	-11.8	769	2,049	1,531	50.2	282,717	2.5	275,579
	June	966	-13.0	735	1,818	1,616	45.5	283,059	4.3	275,298
	July	892	-6.9	765	1,592	1,630	47.0	275,088	2.8	272,080
	August	746	-15.6	721	1,423	1,444	49.9	270,802	2.0	271,810
	September	755	4.7	794	1,720	1,580	50.3	268,291	-1.1	268,512
	October	576	-29.0	616	1,481	1,493	41.2	264,936	-3.2	264,555
	November	409	-41.1	517	1,075	1,409	36.7	268,902	-1.3	269,955
	December	265	-37.4	530	604	1,688	31.4	262,710	-3.9	270,277
2009	January	350	-36.8	531	1,348	1,292	41.1	257,095	5.5	265,523
	February	506	-34.3	553	1,212	1,244	44.4	263,838	-2.8	264,941
	March	694	-15.8	625	779	715	87.4	263,970	-4.2	263,768
	April	843	-14.8	680	779	620	109.6	269,596	-2.2	268,592
	May	1,026	-2.4	748	1,546	1,153	64.9	278,592	-1.5	271,406
	June	1,115	15.4	845	1,468	1,304	64.8	281,765	-0.5	274,006
	July	1,033	15.8	878	1,313	1,335	65.8	285,247	3.7	281,778
	August	876	17.4	845	1,169	1,188	71.1	278,480	2.8	279,644
	September	825	9.3	872	1,169	1,075	81.1	282,308	5.2	282,741
	October	858	49.0	916	1,169	1,176	77.9	288,986	9.1	288,425
	November	695	69.9	884	986	1,285	68.8	286,497	6.5	287,490
	December									
	Q3 2008	2,393	-6.6		4,735			271,607	1.4	
	Q3 2009	2,734	14.2		3,651			282,192	3.9	
	YTD 2008	8,532	-12.9		17,970			272,731	2.8	
	YTD 2009	8,821	3.4		12,938			278,033	1.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
November 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79	146.5	112.5	2,919	7.8	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,912	8.3	68.9	850
	March	613	4.50	5.55	145.9	113.8	2,906	8.8	69.0	850
	April	596	3.90	5.25	145.0	113.1	2,907	8.9	69.0	850
	May	596	3.90	5.25	144.6	113.9	2,899	9.1	68.8	850
	June	631	3.75	5.85	144.6	114.0	2,878	9.6	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,861	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,866	10.1	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,876	9.8	68.3	857
	October	630	3.80	5.84	146.2	114.0	2,886	9.6	68.2	858
	November	616	3.60	5.59		114.4	2,897	9.5	68.3	860
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
November 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79	146.5	112.5	183.5	8.0	68.6	848
	February	627	5.00	5.79	146.4	113.2	181.2	8.2	67.7	851
	March	613	4.50	5.55	145.9	113.8	179.1	8.3	66.9	853
	April	596	3.90	5.25	145.0	113.1	178.4	7.7	66.2	861
	May	596	3.90	5.25	144.6	113.9	178.2	7.9	66.1	869
	June	631	3.75	5.85	144.6	114.0	178.0	8.7	66.5	865
	July	631	3.75	5.85	144.7	113.6	178.4	9.7	67.2	868
	August	631	3.75	5.85	145.0	113.6	180.2	9.9	68.0	879
	September	610	3.70	5.49	145.7	113.7	182.6	9.2	68.3	894
	October	630	3.80	5.84	146.2	114.0	181.8	9.1	67.8	907
	November	616	3.60	5.59		114.4	179.8	9.2	67.0	906
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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